



**28 Ballifeary
Road, Ballifeary,
Inverness, IV3
5PF**

**Offers Over
£300,000**



- Stunning semi-detached Edwardian villa in a prime Inverness location
- Lounge, kitchen, dining room, 3 bedrooms, bathroom
- Original character features combined with modern upgrades throughout
- Private mature garden and driveway parking to rear
- Walking distance to River Ness, Eden Court Theatre and City centre
- EPC Band D

Fantastic opportunity to acquire this beautifully presented three-bedroom semi-detached Edwardian villa, occupying a prime position in the heart of Inverness. Combining the charm and character of its era with thoughtful modernisation throughout, this property offers the best of both worlds, stunning original features alongside contemporary finishes, making it ideal for those seeking a home with real personality and style. The bright and spacious lounge is a welcoming focal point, flooded with natural light and centred around a gas fire, perfect for cosy evenings at home. The generous dining room is equally impressive, featuring a wood burning stove that lends warmth and character, and providing ample space for entertaining family and friends. The practical kitchen is well-equipped with integrated electric hob, electric oven, extractor and fridge/freezer. Upstairs, the accommodation comprises two well-proportioned double bedrooms and a third single bedroom, versatile as a child's room, guest room or home office along with a family bathroom completing the upper floor. The original flooring has been lovingly retained, adding a sense of distinction and character. The property benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency year-round. To the rear, a mature and private garden provides a peaceful outdoor retreat, with driveway parking also conveniently located to the rear.

Location: Ballifeary Road is situated in a quiet residential area on the west side of the River Ness. The City Centre is within walking distance and provides an extensive choice of shopping, leisure and recreational activities associated with city living. There is easy access to outdoor and indoor sporting facilities at the Aquadome, Ice rink and Bught Park. Eden Court Theatre, Inverness Cathedral, the Caledonian Canal and River Ness are a short distance away. Near the property are a selection of local amenities including convenience store, restaurants and medical centre. The property is within easy walking distance to both primary and secondary schools. A regular bus service provides transport to and from the city centre and surrounding areas.

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the electric hob, electric oven, extractor and fridge/freezer. Free-standing washing machine included. Services: Mains gas, electricity, water and drainage. Telephone and broadband.

Council Tax: Band E

Tenure: Freehold.

Floor Area: 102 m²

Entry: By mutual agreement.

Viewing: Don't delay — get in touch with Tailormade Moves today to arrange a viewing.

Lounge

14'0" x 12'11" (4.27m x 3.94m)

Dining Room

12'6" x 11'2" (3.82 x 3.41)

Kitchen

9'8" x 7'1" (2.95 x 2.18)

Bedroom 1

12'8" x 11'6" (3.88 x 3.52)

Bedroom 2

11'6" x 10'8" (3.53 x 3.27)

Bedroom3/Study

6'10" x 7'7" (2.09 x 2.32)

Bathroom

8'10" x 7'3" (2.71 x 2.21)







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The Greenhouse
Beechwood Business Park
Inverness
Highland
IV2 3BL

E:
info@tailormademoves.co.uk
T: 01463 233218

GROUND FLOOR

1ST FLOOR

